



# Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	Town of Los Altos Hills
C2	Address:	26379 Fremont Road, Los Altos Hills, CA 94022
C3	Contact Name:	Steve Padovan
C4	Title:	Consultant Planner
C5	Phone Number:	(650) 947-2509
C6	Phone Extension:	N/A
C6	Email:	<a href="mailto:spadovan@losaltoshills.ca.gov">spadovan@losaltoshills.ca.gov</a>
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Single Agency Ordinance ▼
1b	Date of adoption OR anticipated adoption:	1/16/2016
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	<a href="http://www.losaltoshills.ca.gov/DocumentCenter/Home/View/641">http://www.losaltoshills.ca.gov/DocumentCenter/Home/View/641</a> <a href="http://www.losaltoshills.ca.gov/DocumentCenter/Home/View/642">http://www.losaltoshills.ca.gov/DocumentCenter/Home/View/642</a>
3e	List major changes from the State's MWELO	Utilize a Parcel Water Budget (PWB) instead of MAWA due to large parcel sizes; Max lawn area of 5,000 sq.ft.;
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	No additional exemptions allowed. All Site Development permits are required to provide a PWB and the Town utilizes that information as one method to enforce water usage on the site.
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	Yes ▼
3h	If yes, describe:	The Town utilizes a PWB formula to regulate all water use on the property and has a maximum 5,000 square feet requirement for lawn area
4	If other agencies are implementing the ordinance, explain their role:	N/A
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	New single family residences
6a	Total landscape area subject to the ordinance over the reporting period:	1 26,300.0



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6b	Unit of Measure (sq. ft. or acres)	Square Feet ▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	1
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	Applicant submits Landscape Plans for review at a public hearing. Landscape package includes Worksheet, landscape and irrigation plans, PWB calculation. Staff verifies conformance with standards.
9a	Describe actions taken to verify compliance:	Site inspections, review of annual parcel water use compared to total parcel water budget
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	Planning Department
10	Describe implementation and enforcement measures:	Site inspection required before final of building permit. Deposit required. Two years later, follow up inspection to ensure landscape screening is still in place and that the landscaping installed complies with the approved plans
11	Explain challenges to implementing and enforcing the ordinance:	Town is not the water provider so data is not readily available; large lots residential areas with dense screening limits ability of staff to view unauthorized landscape installations, very limited number of staff to enforce regs
12	Describe educational and other needs to properly apply the ordinance:	Brochures available at counter and on website discussing WELO regs; detailed review of landscape plans on all large remodel projects and all new residences
13	Additional Comments:	This reporting page is an excellent time saver for a small jurisdiction with limited staff.

[Please submit reports, including a copy of your local water efficient landscape ordinance, via email to \[WELO@water.ca.gov\]\(mailto:WELO@water.ca.gov\) by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at \(916\) 651-9676.](#)